



(Constituted in the Republic of Singapore pursuant to
a trust deed dated 19 October 2006 (as amended))

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”), First REIT Management Limited, as manager of First Real Estate Investment Trust (“**First REIT**”, and the manager of First REIT, the “**Manager**”), wishes to announce the following transaction that occurred during the second half of the financial year ended 31 December 2025:

Divestment of Indirect Wholly Owned Subsidiary

As disclosed in First REIT’s announcement dated 4 December 2025 relating to the completion of the divestment of Imperial Aryaduta Hotel & Country Club, Lovage International Pte. Ltd. and IAHCC Investment Pte. Ltd. completed the divestment of 100% of the issued and paid-up share capital of PT Karya Sentra Sejahtera (“**PT KSS**”) on 4 December 2025. Following the completion of the divestment, PT KSS has ceased to be an indirect wholly owned subsidiary of First REIT.

None of the directors of the Manager or the controlling unitholders of First REIT has any interest, direct or indirect, in the above transactions (other than through their unitholdings in First REIT).

By Order of the Board
First REIT Management Limited
(as manager of First Real Estate Investment Trust)
(Company registration no. 200607070D)

Tan Kok Mian Victor
Executive Director and Chief Executive Officer

5 February 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in First REIT (“Units”).

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This Announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.